



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

NOTICE OF PUBLIC HEARING

The **SOUTH END LANDMARK DISTRICT COMMISSION** will hold a public hearing:

DATE: December 6, 2011
TIME: 5:30 P.M.
PLACE: BOSTON CITY HALL, ROOM 801

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, review of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 272 of the Acts of 1975, as amended. Applications are available for public inspection during normal business hours at the office of the Environment Department. Sign language interpreters are available upon request.

Please ensure that all electronic devices are silenced prior to entering the hearing room.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

REPRESENTATIVES OF THE APPLICANT ARE REQUIRED TO ATTEND

SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Christie Gamp, Catherine Hunt, Diana Parcon
Alternate: Peter Sanborn

NOTE: Due to the volume of applications received, the South End Landmark District Commission will need to hold two public hearings in December 2011: this hearing on December 6 and a second hearing on December 14. The agenda for the December 14 public hearing will be mailed under separate cover.

ADVISORY REVIEW

5:30

8 Taylor Street

Scott Slarsky, DesignLAB Architects: Presentation concerning proposed additions to the wood-clad townhouse at 8 Taylor Street, including an addition on the adjacent vacant lot at 10 Taylor Street which abuts Watson Park.

DESIGN REVIEW APPLICATIONS

6:15

Application: 10.746 SE

Applicant:

58 Berkeley Street

Maureen Cavanaugh, consultant: Review of railing design that is proposed for the top of the rear addition. The rehabilitation and expansion of 58 Berkeley Street was approved by SELDC in December 2009 and December 2010, with the proviso that the fully developed design of this railing is to be reviewed by the Commission.

6:30

Application: 12.534 SE

Applicant:

476 Columbus Avenue

Tim Anastasia, tenant: Install four lighting fixtures above sign board.

(over)



DESIGN REVIEW APPLICATIONS

6:45

Application: 12.520 SE
Applicant:

42 Dwight Street

George Gee, property owner: Patch lintels. Replace fascia and soffit. Paint stairs, railings, lintels, sills and trim

7:00

Application: 12.533 SE
Applicant:

20 Worcester Square

Frank Wolfe, contractor: Dismantle and reconstruct front stoop.

7:20

Application: 12.534 SE
Applicant:

111 Appleton Street

Daryl Sewell, contractor: Replace two curved wood sash 2/2 windows with curved wood sash 2/2 windows that contain insulated glass.

7:35

Application: 12.572 SE
Applicant:

59 Dwight Street

Paul Boudreau, architect; Joel Shapiro, prospective buyer: Alter façade of 1-story rear ell, built in 1931, to install garage door. Alter 2 windows and 1 door (all post-1931) at parlor story, rear elevation. Rear faces the Berkeley Street Gardens.

8:00

Application: 10.1497 SE
Applicant:

97 West Springfield Street

David Schwartz, property owner: Review masonry materials proposed for the exterior of the new building under construction at 97 West Springfield Street. Project was approved in July 2010, with the proviso that the masonry materials are to be reviewed by the Commission.

8:30

Application: 12.193 SE
Applicant:

**201 West Brookline Street/190 Warren Avenue
(Concord Baptist Church)**

Peter Zagorianakos, property owner

Proposed redevelopment of former church building into residential condominiums. Project was heard as an advisory review and given conceptual approval in December 2008. Project was heard as a design review and remanded to subcommittee in September 2011, with direction that the findings of the subcommittee are to be reported back to the Commission.

(over)

9:15

ADMINISTRATIVE REVIEW

In order to expedite the review process, the Commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. The following applications have been identified as being eligible for such approval.

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send a facsimile of your building-permit application to the Environment Department. Upon its receipt Commission staff will sign off on the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE that no further correspondence will be issued for the applications listed below: the building-permit application as annotated by Commission staff will constitute your Certificate of Appropriateness.

If you have any questions not addressed by the above information, please consult the staff at the telephone number listed below. Thank you.

12.453 SE: 577 Massachusetts Avenue: Replace damaged gutter, fascia and soffit in kind.

12.455 SE: 42 West Newton Street Unit 3-17: Replace three 1980's 2/2 windows with wood 2/2 windows, plus half screens.

12.458 SE: 61-63 Wareham Street: Repoint brick coursing 100%.

12.509 SE: 31 Appleton Street: Repair/replace approximately 7 feet of rotted fascia/soffit/brackets and replicate any details that need to be replaced. Reattach same gutter.

12.510 SE: 33 Appleton Street: Repair/replace approximately 15 feet of rotted fascia/soffit/brackets and replicate any details that need to be replaced. Remove & reinstall 3 feet of slates. Install ice/water shield, copper drip edge. Install new copper gutter.

12.521 SE: 320 Shawmut Avenue: Replace asphalt shingles with slate. Replace front gutter with copper gutter. Spot carpentry/masonry near gutters.

12.522 SE: 147 West Canton Street: Replace two modern 2/2 windows on front elevation, top story, with wood exterior 2/2 windows, plus half screens. Replace a window and a French door at rear (exempt).

12.530 SE: 69 Montgomery Street: Replace copper gutter in kind.

12.532 SE: 80 Waltham Street: Install new rubber roof and metal flashings on roof of bay window.

12.534 SE: 277 Shawmut Avenue Unit #2: Repair rear gutter and replace molding in kind (visible from Hanson and Ringgold Streets). Repair rear door.

12.535 SE: 29 Appleton Street: Repair/Replace rotted soffit, retain all salvageable brackets/trim, and replicate what must be replaced.

12.536 SE: 258 Shawmut Avenue Unit 11: Replace 10 aluminum windows. Replacements will be clad wood windows with a Queen Anne configuration of the type previously approved for this building in 2011. One of the 10 windows is in a smaller window opening above the kitchen sink. This will get a casement window with a sympathetic Queen Anne configuration.

12.542 SE: 265 Shawmut Avenue: Replace rotten door at garden level with a similar door.

12.543 SE: 621 Tremont Street: Repair rear deck. Replace failed deck boards and scrape, prime, and paint rails.

12.548 SE: 19 Greenwich Park: Repair & repaint brownstone surround over front door.

12.554 SE: 15 Upton Street Unit 4: Replace plastic windows with 2/2 windows.

12.555 SE: 39 Upton Street Unit 5: Replace four metal windows with 2/2 windows.

12.556 SE: 40 Appleton Street: Replace 18 vinyl windows with 2/2 main windows and 1/1 narrow flanking windows.

12.557 SE: 48 Gray Street: Install solar hot water panels on roof. Project is approved on the condition that these panels must not be visible from any public way.

12.560 SE: 537 Massachusetts Avenue: Replace four mid-1980's aluminum windows with 2/2 windows.

12.571 SE: 1 Wellington Street: Replace two 1990s windows with all wood 2/2 windows.

12.576 SE: 36 Concord Square: Restore five windows and install storm windows.

PROJECTED ADJOURNMENT: 9:30 P.M.

Date posted: November 25, 2011

Mayor, Inspectional Services Department, City Clerk, Boston Redevelopment Authority, Applicants, District City Councilors, Neighborhood Services, Property Owners, Law Department, Abutters (from most recent tax list)

For additional information, please contact South End Landmark District Commission staff at 617-635-3850